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July 1, 2006

To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: CASE NO. 2005.0555E – CALIFORNIA PACIFIC MEDICAL CENTER SEISMIC COMPLIANCE, HOSPITAL REPLACEMENT, AND CAMPUS RENOVATION PROGRAM**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING**

The San Francisco Planning Department has issued a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below. The detailed NOP/Notice of Preparation is available upon request from Carol Roos, San Francisco Planning Department. The NOP/Notice of Public Scoping Meeting is also available on-line at

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REFERENCE BOOK*Not to be taken from the Library*

The development of a new campus, the Cathedral Hill Campus, for the Van Ness Avenue and Geary Street/Boulevard, and redevelopment at the three Buchanan Streets), California (at California and Maple Streets), and Davies Street, bringing CPMC into compliance with California seismic safety requirements for the new Cathedral Hill hospital would house acute care, women's and children's services. Once the new hospital is completed in 2012, the inpatient hospital would relocate there. A medical office building is proposed across Van Ness Avenue, the hospital would be converted to an Ambulatory Care Center; several research facilities, and parking garages, or converted to medical offices. The existing parking garages would be replaced with medical offices above parking. At the California Campus, the existing parking garages would be converted to administrative and skilled nursing functions; the Marshall Hale residential (assisted living) building. One building would be converted to a parking garage at 14th and Castro would be replaced with medical offices. The proposed construction of the adjacent Noe Street Medical Office Building (subject to approval review) are not part of this proposed project.

An EIR must be prepared for the proposed project prior to any final decision on the project. The purpose of the EIR is to provide information about potential physical and environmental effects of the proposed project, to identify ways to minimize significant effects, and to describe and analyze alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any decision, the decision makers must consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on **July 18, 2006**, at the Cathedral Hill Hotel, 1101 Van Ness Avenue, at 6:00 p.m. to receive comments on the scope and content of the environmental impact report. Written comments will be accepted until the close of business, **July 31, 2006** and should be sent to Paul Maltzer, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

If you are a Responsible or a Trustee Agency, we need to know the views of your agency as to the project. Your agency may need to use the EIR when considering a permit or other approval for this project. You need the name of the contact person for your agency. If you have questions concerning environmental impact on the proposed project, please contact Carol Roos at (415) 558-5981.

JUL - 3 2006

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July 1, 2006

To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: CASE NO. 2005.0555E – CALIFORNIA PACIFIC MEDICAL CENTER SEISMIC COMPLIANCE, HOSPITAL REPLACEMENT, AND CAMPUS RENOVATION PROGRAM
**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
 NOTICE OF PUBLIC SCOPING MEETING**

The San Francisco Planning Department has issued a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and a Notice of Public Scoping Meeting for the above-referenced project, described below. The detailed NOP/Notice of Public Scoping Meeting is either attached or is available upon request from Carol Roos, San Francisco Planning Department, at the above address or at **(415) 558-5981**. The NOP/Notice of Public Scoping Meeting is also available on-line at www.sfgov.org/site/planning.

Project Description: The proposed project is the development of a new campus, the Cathedral Hill Campus, for the California Pacific Medical Center (CPMC) at Van Ness Avenue and Geary Street/Boulevard, and redevelopment at the three existing campuses: Pacific (at Sacramento and Buchanan Streets), California (at California and Maple Streets), and Davies (at Castro and 14th Streets). The project would bring CPMC into compliance with California seismic safety requirements for hospitals and expand hospital facilities. The new Cathedral Hill hospital would house acute care, women's and children's services, psychiatry, and primary emergency services. Once the new hospital is completed in 2012, the inpatient hospital functions from the Pacific and California campuses would relocate there. A medical office building is proposed across Van Ness Avenue at Geary Street. At the Pacific Campus, the hospital would be converted to an Ambulatory Care Center; several buildings would be replaced with ambulatory care, research facilities, and parking garages, or converted to medical offices. After 2020, the Clay/Webster Garage would be replaced with medical offices above parking. At the California Campus, the 100 California Street hospital would be converted to administrative and skilled nursing functions; the Marshall Hale building and parking would be replaced with a residential (assisted living) building. One building would be converted to medical offices. At the Davies Campus, after 2020, the parking garage at 14th and Castro would be replaced with medical offices above parking; a temporary parking structure would replace some surface parking during construction. Seismic retrofit of the Davies hospital (under way) and proposed construction of the adjacent Noe Street Medical Office Building (undergoing separate environmental and project approval review) are not part of this proposed project.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential physical environmental effects of the proposed project, to identify ways to minimize significant effects, and to describe and analyze alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any decision, the decision makers must consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on **July 18, 2006**, at the Cathedral Hill Hotel, 1101 Van Ness Avenue, at 6:00 p.m. to receive comments on the scope and content of the environmental impact report. Written comments will be accepted until the close of business, **July 31, 2006** and should be sent to Paul Maltzer, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental view of the proposed project, please contact **Carol Roos** at **(415) 558-5981**.

NOTICE OF PUBLIC SCOPING MEETING

The San Francisco Planning Department is holding a Public Scoping Meeting

At the following time and location:

Tuesday, July 18, 2006

Cathedral Hill Hotel
International Room, Mezzanine Level
1101 Van Ness Avenue
(At Geary Boulevard)

6:00 p.m.

The purpose of the meeting is to assist the Planning Department in defining the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Attendees may provide oral testimony. Based on the number of people who wish to speak, a time limit on testimony may be applied. Written comments will also be accepted at the meeting and until the end of the 30-day review period, the close of business on July 31, 2006.

If you have questions about this meeting, you may call Carol Roos, at the Planning Department, (415) 558-5981.

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING**

Date of this Notice:	July 1, 2006		
Lead Agency:	San Francisco Planning Department 1660 Mission Street, 5th Floor, San Francisco, CA 94103		
Agency Contact Person:	Carol Roos	Telephone: (415) 558-5981	
Project Title:	2005.0555E– California Pacific Medical Center Seismic Compliance, Hospital Replacement, and Campus Renovation Program		
Project Sponsor:	California Pacific Medical Center		
Contact Person:	Ralph Marchese, The Marchese Company	Telephone: (415) 567-9872	
Project Addresses:	Various. A proposed new medical campus at Van Ness Avenue and Geary Street/Boulevard, and the existing Pacific, California, and Davies CPMC campuses in the Pacific Heights, Presidio Heights, and Duboce Triangle neighborhoods.		
Assessor’s Block and Lot:	Various		
City and County:	San Francisco		
Project Description:	See attached materials.		

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance).

A **PUBLIC SCOPING MEETING** will be held pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206 to receive comments concerning the scope of the EIR. The meeting will be held on July 18, 2006. Please see the attached for more information.

Written comments on the scope of the EIR will be accepted until the close of business on **July 31, 2006**. Written comments should be sent to Paul Maltzer, San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

Documents relating to the proposed project are available for review, by appointment, at the Planning Department's Major Environmental Analysis office, 30 Van Ness Avenue, Suite 4150. Please call Carol Roos at (415) 558-5981.

State Agencies: We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. Thank you.

July 1, 2006
Date

Paul E. Maltzer, for
Paul E. Maltzer, Environmental Review Officer

中文資料請電：558-6282

Para sa Impormasyon sa Tagalog tumawag sa: 558-6251

Para informacón en Español llamar al: 558-6307



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CALIFORNIA PACIFIC MEDICAL CENTER SEISMIC COMPLIANCE, HOSPITAL REPLACEMENT, AND CAMPUS RENOVATION PROGRAM

CASE NO. 2005.0555E

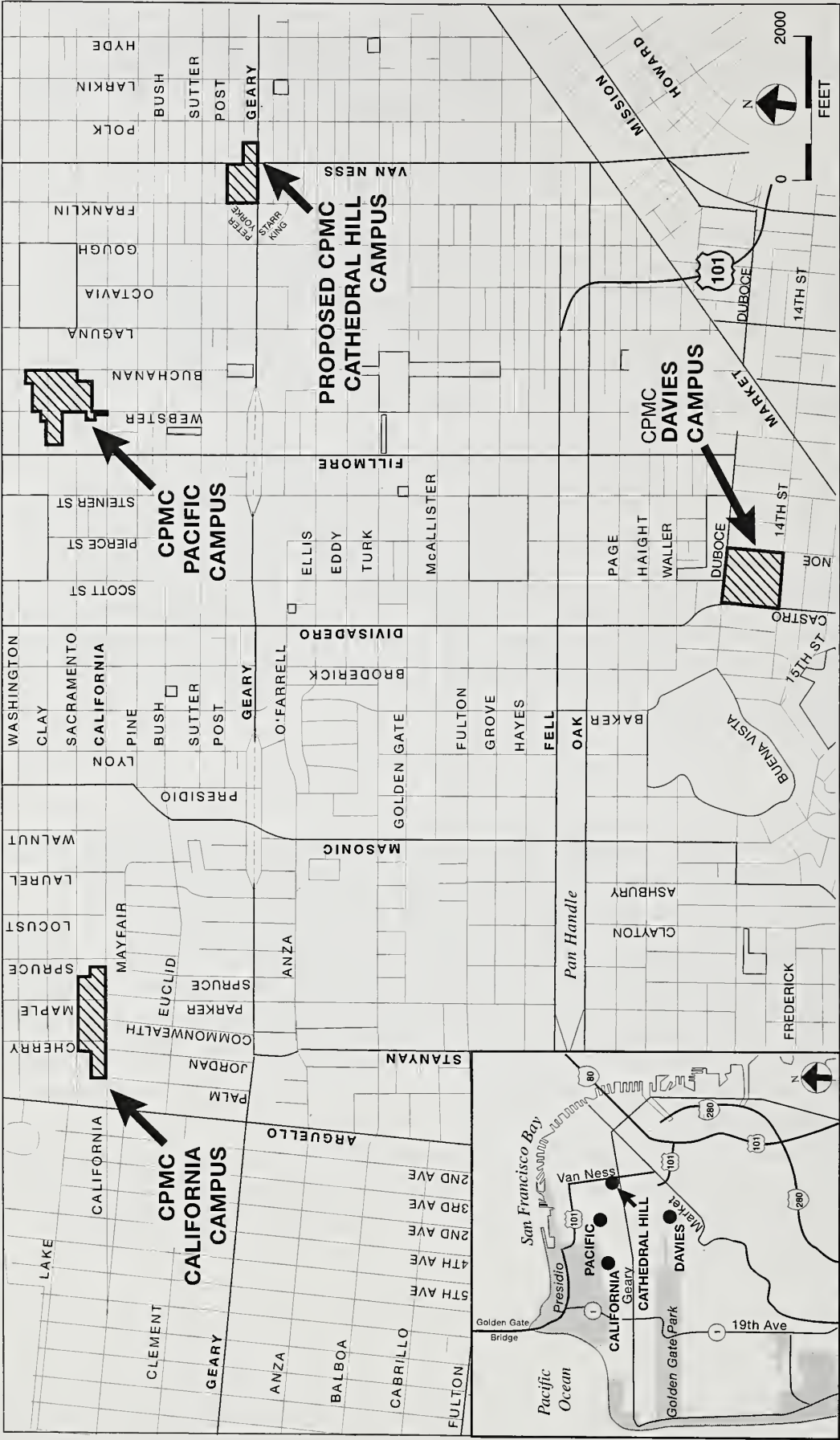
The Planning Department will prepare an environmental impact report (EIR) to evaluate the physical environmental effects of the proposed California Pacific Medical Center: Seismic Compliance, Hospital Replacement, and Campus Renovation Program (California Pacific Medical Center [CPMC] project). This notice provides a summary of the proposed project, identifies environmental topics and issues anticipated to be analyzed in the EIR, and provides the time, date, and location of the public scoping meeting.

The EIR will analyze development of a proposed new Cathedral Hill Campus, and reuse, including renovation and new development, of the three existing Pacific, California, and Davies campuses. The Planning Department will hold a public scoping meeting on July 18, 2006 at 6:00 p.m. at the Cathedral Hill Hotel, 1101 Van Ness Avenue, San Francisco, at which public comment will be solicited on the scope and content of the EIR. Written comments may be sent to Paul Maltzer, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103 by close of business on July 31, 2006.

PROJECT DESCRIPTION

Overview

The Project Sponsor, CPMC, would construct a new fourth campus in the Cathedral Hill area of San Francisco, as follows. A new hospital is proposed on the block bounded by Van Ness Avenue, Geary Boulevard, Post Street, and Franklin Street in San Francisco, and a new medical office building is proposed across Van Ness Avenue on the western part of the block bounded by Van Ness Avenue and Cedar, Polk, and Geary Streets. Upon completion of the Cathedral Hill Hospital, CPMC's acute care and women's and children's hospital services at its California and Pacific campuses would be relocated to and consolidated at the new hospital. After development of this fourth campus CPMC would reorganize its three existing campuses: the Pacific Campus (at Sacramento and Buchanan Streets) would become the center for ambulatory care; the California Campus (at California and Maple Streets) would become the administrative center for CPMC; and the Davies Campus (at Castro and 14th Streets) would emphasize neurosciences and the related areas of rehabilitation and skilled nursing. The locations of the four campuses are shown on Figure 1.



SOURCE: Turnstone Consulting

CALIFORNIA PACIFIC MEDICAL CENTER

FIGURE 1: PROJECT LOCATION: PROPOSED CAMPUS AND EXISTING CAMPUSES

2005.0555E

All inpatient hospitals in California are required to comply with seismic safety regulations developed by the California Office of Statewide Health Planning and Development (OSHPD), as mandated by Senate Bill 1953 (SB 1953).¹ The three CPMC hospitals were built between 1954 and 1973 and none of the hospitals meets the seismic safety requirements of SB 1953. By January 1, 2008, the hospitals must be able to remain “life safe” following a major seismic event. Alternatively, the hospitals can meet the “life safety” requirement by January 1, 2013 if their basic services are relocated to a building that will remain operational after an earthquake (a standard more stringent than the “life safety” standard). To meet the State seismic requirements for the Davies Hospital, CPMC has elected to undertake seismic strengthening of portions of the Davies Hospital (now under way). CPMC proposes to meet the seismic requirements for the Pacific and California campuses by adding the proposed Cathedral Hill campus and relocating the inpatient hospital functions from the Pacific and California campuses to the new Cathedral Hill Hospital. Then CPMC would reuse the three existing campuses, including renovation, demolition and new construction, described below.

Background

CPMC is one of the largest private, not-for-profit, academic medical centers in Northern California in association with Sutter Health. CPMC provides acute, post-acute, and outpatient hospital care, skilled nursing, home care and hospice services, preventive and complementary care, research, and health education.

As shown on Figure 1, CPMC comprises three existing hospitals and their surrounding campuses totaling about 16.7 acres in the City: the Pacific Campus at Sacramento and Buchanan Streets in Pacific Heights, the California Campus at California and Maple Streets in Presidio Heights, and the Davies Campus at Castro and 14th Streets in the Duboce Triangle.² Approximately 1,600 physicians (who are not CPMC employees) can admit and care for patients at CPMC’s hospitals. About 500 of these physicians have offices in medical office buildings on or near one of the campuses.³

This EIR will encompass the proposed development and redevelopment at all four campuses. The EIR will be both a Project EIR for the near-term and mid-term projects in the Seismic Compliance, Hospital Replacement, and Campus Renovation Program, and a Program EIR for the long-term projects in the Program. The near-term projects are those currently scheduled for completion before 2013 (Cathedral Hill) and the mid-term projects are those proposed for completion during or before 2018 (Pacific and California campuses). The long-term projects

¹ This bill, introduced in February 1994, amended the Alfred E. Alquist Hospital Seismic Safety Act of 1983 (Alquist Act, Section 130000 et seq. of the California Health and Safety Code). The intent of the Alquist Act is to ensure that essential facilities such as hospitals remain operational and able to provide acute care medical services after an earthquake.

² The Pacific Campus was formerly Presbyterian Medical Center; the California Campus was formerly Children’s Hospital.

³ The other physicians have offices in buildings elsewhere in San Francisco and other cities.

would be constructed after 2020 (one building at the Pacific Campus plus development at the Davies Campus). As such, the EIR will address most of the proposed Program at a project level of detail.

Development/Redevelopment of Each Campus

The following discussion includes an overview of the proposed development at each campus. The proposed development also is shown on Figures 2 through 5, which are on pages 7-10 near the end of this subsection. Table 1 shows the proposed CPMC Program by campus.

Table 1: Proposed CPMC Program at the Cathedral Hill Site and Pacific, California and Davies Campuses

	<u>Cathedral Hill</u>	<u>Pacific</u>	<u>California</u>	<u>Davies</u>
Project Conditions				
Building Space (gsf)	1,551,000	971,000	1,070,000	518,000
Structured Parking (gsf)	<u>438,000</u>	<u>767,000</u>	<u>161,000</u>	<u>184,000</u>
Total (gsf)	1,989,000	1,738,000	1,231,000	702,000
Parking (spaces)	1,066	1,640	611	490
Licensed/In Use Beds	620	0	101	159
Change from Existing				
Building Space (gsf)	1,029,000	124,000	176,000	131,000
Parking (spaces)	661	793	158	200
Beds In Use	620	-285	-102	-21

Notes:

All square footage numbers reported in gross square feet (gsf).

Parking spaces reported are in structures.

Existing space at Davies Campus includes seismic strengthening but not proposed Noe Street MOB. The change in building space from the project alone would be about 81,000 gsf.

Beds in use are beds that are licensed, present and available for use. Currently there are more licensed beds than beds in use at the existing CPMC campuses. With the proposed project, there would be a total of 880 licensed beds and the same number of beds in use.

Cathedral Hill Campus

The existing 10-story, 176-foot-tall Cathedral Hill Hotel and 11-story, 180-foot-tall 1255 Post Street Office Building would be demolished and replaced with a 20-story, 331-foot-tall hospital that would occupy the entire block bounded by Van Ness Avenue, Geary Boulevard, Franklin Street, and Post Street (Assessor's Block 695, Lots 5 and 6). (See Figure 2, page 7.) Cathedral Hill Hospital would become the primary acute care, inpatient treatment facility for the CPMC

system, containing an estimated 491 licensed beds upon its planned opening in 2012 and up to 620 licensed beds at full utilization in 2025.

The proposed medical office building (on Assessor's Block 694, Lots 7, 8, 9, 9A, and 10), located on the east side of Van Ness Avenue and east along Geary, would have nine stories plus a mezzanine (134 feet tall) and would replace five existing two- and three-story buildings containing small retail and repair businesses, a residential hotel, and apartments. This proposed Cathedral Hill Medical Office Building (Cathedral Hill MOB) is planned to be occupied in 2012.

A tunnel is proposed under Van Ness Avenue to connect Cathedral Hill Hospital and the Cathedral Hill MOB. About 1,066 total spaces of underground parking are proposed to be located beneath the hospital and medical office building.

Pacific Campus

The Pacific Campus includes Assessor's Block 612, Lot 8; Block 613, Lots 2 and 29; Block 628, Lots 13 and 14; Block 629, Lots 41 and 44; Block 636, Lot 33; and Block 637, Lots 14, 15, 16, 17, 18, and 19. After relocation of existing inpatient hospital services to the proposed Cathedral Hill Hospital in 2012, the Pacific Campus would become the primary CPMC campus for outpatient care (see Figure 3, page 8). An Ambulatory Care Center (ACC) with outpatient care and diagnostic and treatment services would be located in the renovated 2333 Buchanan Street Building (currently the Pacific Hospital) and would be occupied in 2015. The Stanford Building (2351 Clay Street) would be demolished to accommodate a new building, the ACC Addition, which would expand the ACC to the west and would be occupied in 2017. The existing research building north of Clay Street would be replaced with a new research facility in the northeast corner of the campus. Additional above-ground and underground parking would be built in two structures: an underground garage (expected to open in 2015) and an above-ground garage (expected to open in 2017). The psychiatric care now provided at 2323 Sacramento Street would be relocated to the Cathedral Hill Campus, and 2323 Sacramento would be renovated as medical offices for occupancy in 2015. The existing Clay Street / Webster Street Parking Garage would be replaced by a medical office building with underground parking, expected to open in 2024. The other seven buildings at the Pacific Campus would be retained in their current uses. With the project, there would be about 1,640 spaces of structured parking at the Pacific Campus.

California Campus

After relocation of existing inpatient hospital services to the proposed Cathedral Hill Hospital, the California Hospital at 3700 California Street would undergo renovation in two phases. Those renovations, which would be completed in 2015, would make the California Campus the administrative center of the CPMC system and the CPMC Physicians Foundation, and would provide skilled nursing space (see Figure 4, page 9). CPMC administrative functions that are located at leased buildings in San Francisco would be relocated to the renovated building. The 3801 Sacramento Street Building, currently used for outpatient care and women's and children's

care, would be renovated to become a medical office building, to be occupied in 2016. The Marshall Hale building at 3698 California Street and the 3773 Sacramento Street Parking Garage would be demolished and replaced with a six-story, approximately 201-unit assisted living residential building, which would be occupied in 2017. The other six buildings at the California Campus would be retained in their current uses. With the project, there would be about 611 spaces of structured parking at the California Campus.

Davies Campus

This campus occupies Assessor's Block 3539, Lot 001. Seismic strengthening and development projects are currently in process on the Davies Campus that are not a part of the proposed project.⁴ With those projects, the Davies Campus plans to focus on neurosciences and the related areas of rehabilitation and skilled nursing, as well as continuing emergency room services at the Davies Campus.

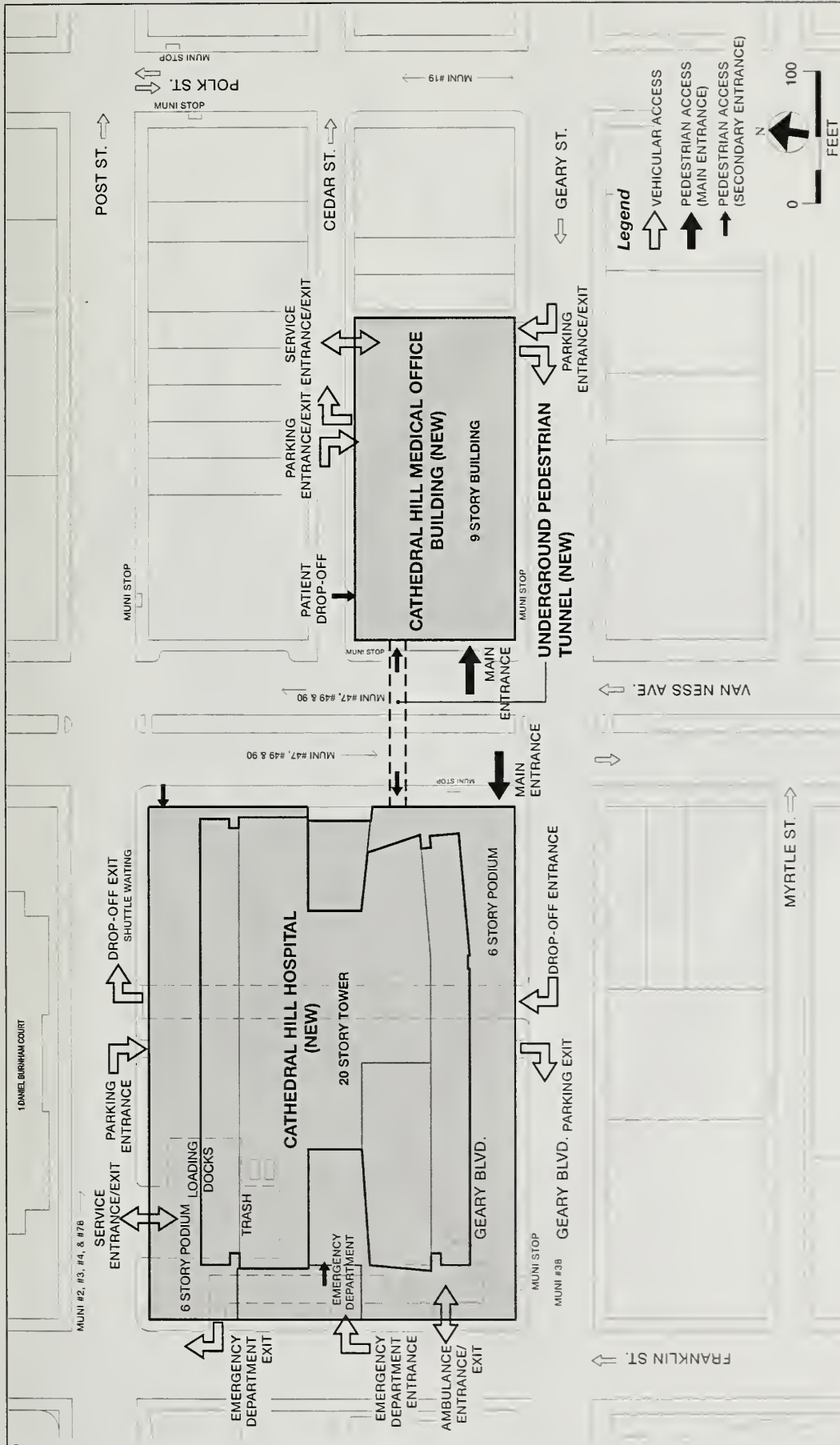
In the long term, after 2020, the proposed project calls for the demolition of the parking garage at Castro and 14th Streets (the southwest corner of the Davies Campus) and construction of a new medical office building over underground parking (see Figure 5, page 10). The new medical office building and garage would be occupied in 2024. A temporary parking structure on the southeast corner of the Davies Campus would replace parking displaced during construction of the proposed Castro Street / 14th Street MOB. (The temporary parking would be removed after construction of the MOB is completed.) With the project, there would be about 490 spaces of structured parking at the Davies Campus.

Changes in Licensed Beds and Beds in Use

Currently, CPMC has 1,029 licensed beds on the three existing CPMC campuses, of which 668 beds are in use.⁵ After the planned occupancy of Cathedral Hill Hospital at the end of 2012, there would be a total of approximately 751 licensed beds and the same number of beds in use at the four campuses, a decrease in the number of licensed beds and an increase in the number of beds in use. Of the total, there would be 491 beds at Cathedral Hill Hospital, 101 beds (for skilled nursing) at the California Campus, and 159 beds at Davies Hospital.

⁴ The North Tower will continue to be used for inpatient acute care, with the focus on neuroscience-related treatment, microsurgery, and rehabilitation post-surgery. The existing emergency department, smaller than the one designed for the Cathedral Hill Campus, will remain open. A medical office building/clinic at the northeast part of the campus on Noe Street is currently under review by the Planning Department (Case No. 2004.0603E).

⁵ As noted in this document, "in use" refers to beds that are present and available for use. Of the total beds in use, there are 285 at the Pacific Campus, 203 at the California Campus, and 180 at the Davies Campus.

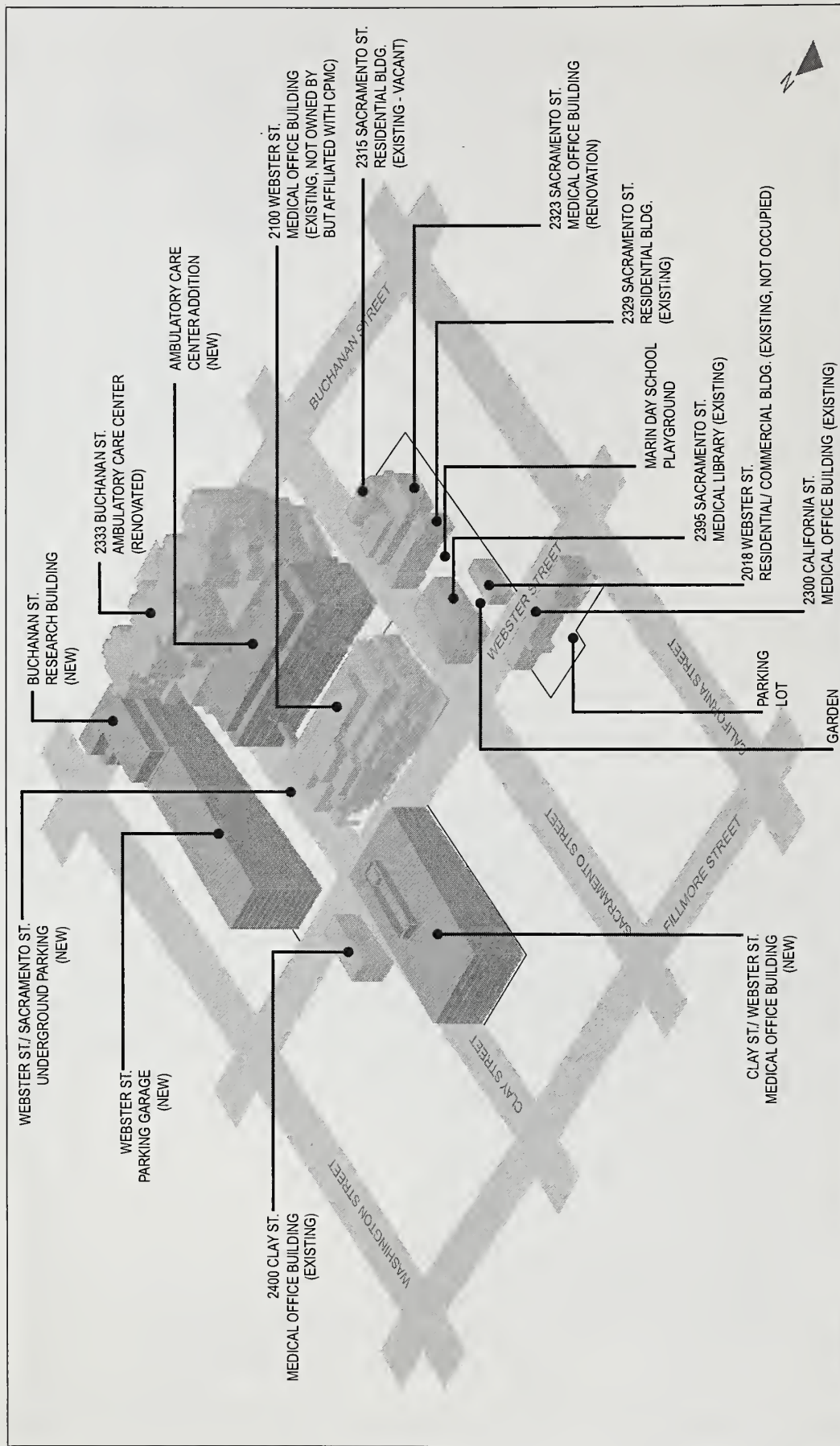


SOURCES: SmithGroup / SOM, A Joint Venture, SMWM, Turnstone Consulting

CALIFORNIA PACIFIC MEDICAL CENTER

2005.0555E

FIGURE 2: PROPOSED CATHEDRAL HILL CAMPUS

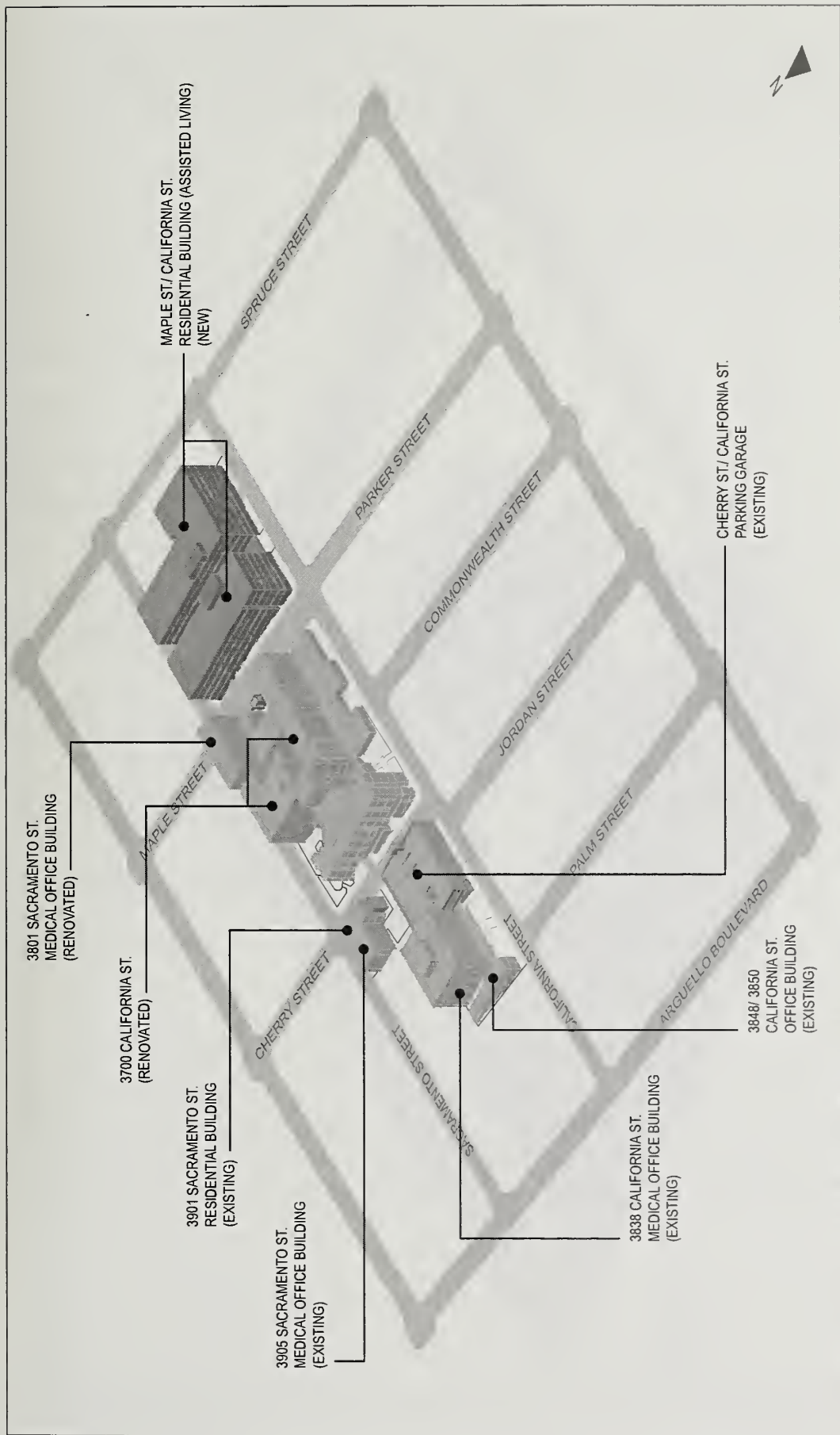


SOURCES: SmithGroup / SOM, A Joint Venture; SMWM; Turnstone Consulting

CALIFORNIA PACIFIC MEDICAL CENTER

2005.0555E

FIGURE 3: PROPOSED PROJECT, PACIFIC CAMPUS

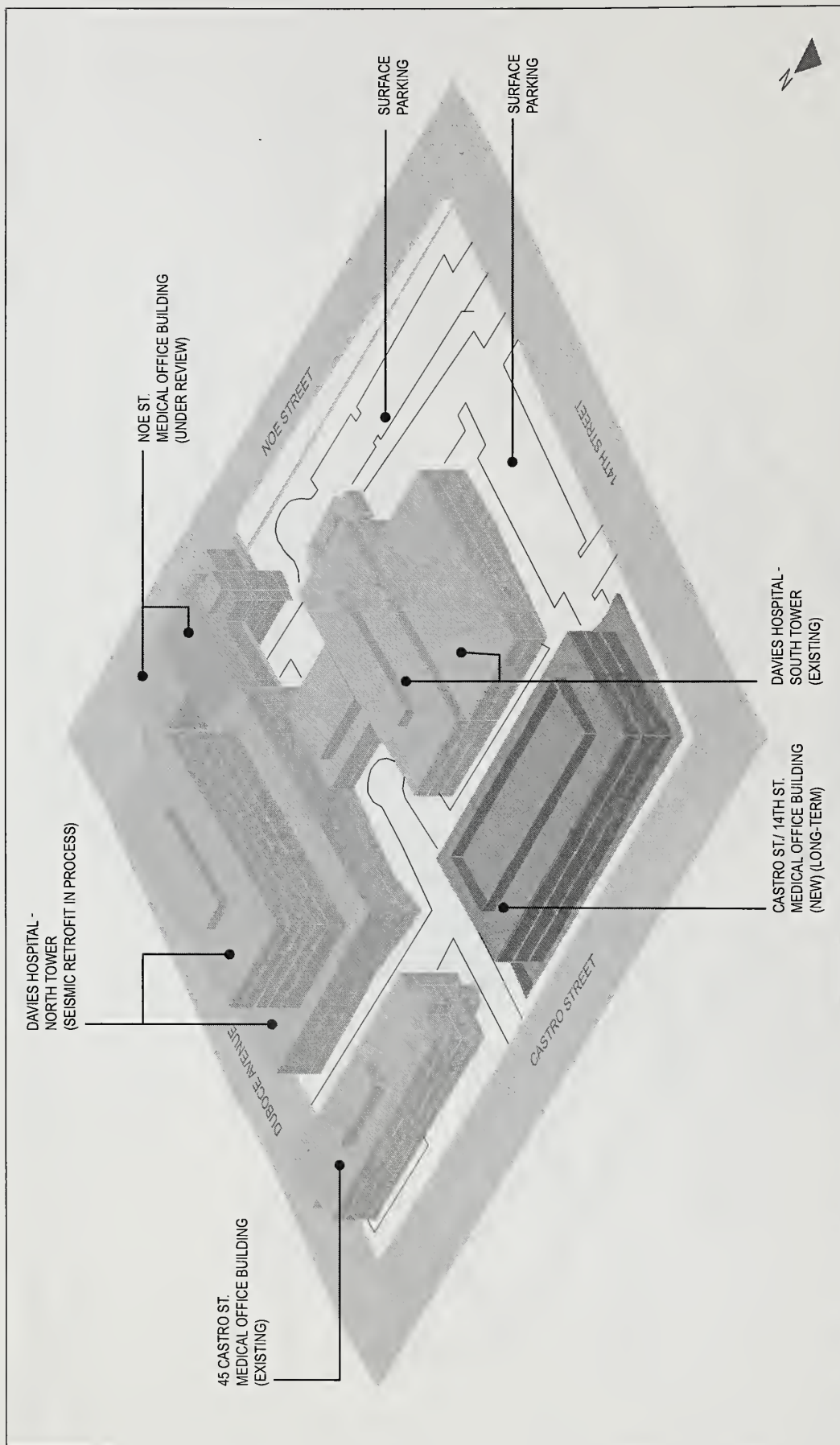


SOURCES: SmithGroup / SOM, A Joint Venture; SMWM; Turnstone Consulting

CALIFORNIA PACIFIC MEDICAL CENTER

2005.05.55E

FIGURE 4: PROPOSED PROJECT, CALIFORNIA CAMPUS



SOURCES: SmithGroup / SOM, A Joint Venture; SMWM; Turnstone Consulting

CALIFORNIA PACIFIC MEDICAL CENTER

2005.0555E

FIGURE 5: PROPOSED PROJECT, DAVIES CAMPUS

At project buildout in 2025, the four CPMC campuses would have a total of 880 licensed beds and the same number of beds in use. Of the total, there would be 620 beds at Cathedral Hill Hospital; the number of beds at the California Campus and Davies Hospital would not change.

Sequence of Development

The project schedule, showing the proposed sequence of development, is shown on Figure 6. The schedule shows the proposed start of construction and completion dates for all new and renovated buildings proposed at the four campuses by CPMC.

Project Components

Location

As discussed above, the project would include development at one proposed campus and three existing campuses:

- The proposed Cathedral Hill Campus, a 3.1-acre site that includes a 2.4-acre western portion (a full city block, bounded by Van Ness Avenue, Geary Boulevard, Post Street, and Franklin Street) and a 0.7-acre eastern portion (on five city lots within the block bounded by Van Ness Avenue, Cedar Street, Geary Street,⁶ and Polk Street);
- The 4.6-acre Pacific Campus, which is within the area generally bounded by California, Fillmore, Washington, and Buchanan Streets;
- The 4.9-acre California Campus, bounded by California, Spruce, Sacramento, and Palm Streets; and
- The 7.2-acre Davies Campus, which occupies the block bounded by Duboce Avenue, Noe Street, 14th Street, and Castro Street.

The following discussion of project components is organized by campus.

Cathedral Hill Campus

Existing Conditions

The Cathedral Hill Hotel is approximately 445,391 gsf and the 1255 Post Street Office Building is approximately 209,700 gsf, for a total of about 655,091 gsf (including about 437,575 gsf of building space and about 217,516 gsf of structured parking) with 405 parking spaces. Space in the five buildings east of Van Ness totals approximately 84,380 gsf. The Assessor's Block and Lot information, gross square footage, and existing uses for the site of the Cathedral Hill Campus are shown in Table 2.

⁶ The road is known as Geary Boulevard west of Van Ness Avenue and Geary Street east of Van Ness Avenue.

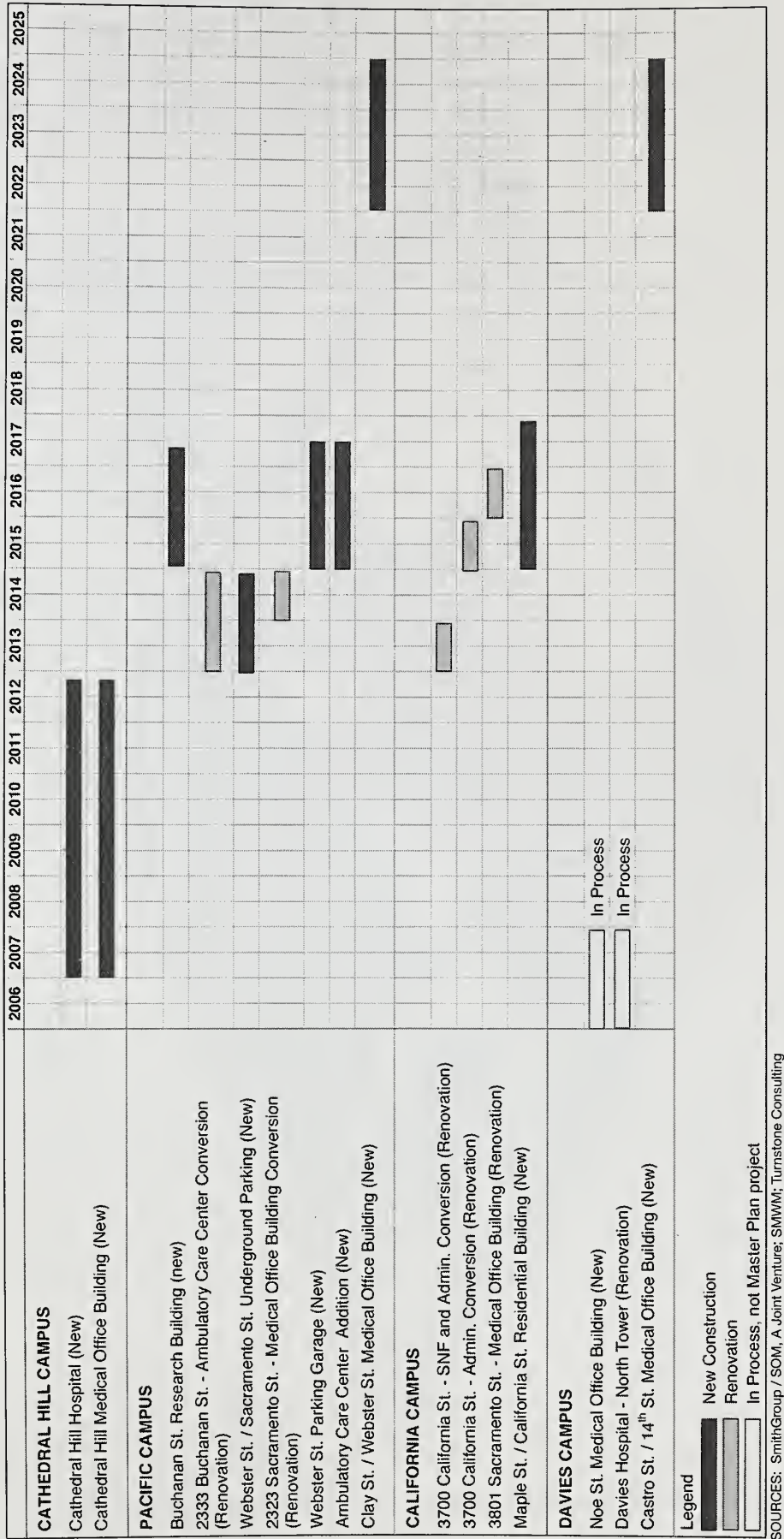


Table 2: Existing Conditions at the Cathedral Hill Site

Address and Assessor's Block/Lot	Building Size (GSF)	Uses	No. of Stories	Proposed Project Action
1101 Van Ness Block 695 / Lot 6	445,391	Hotel with 402 rooms and ground-floor retail	10 stories + 1 basement level	Demolish
1255 Post Block 695 / Lot 5	209,700	Office building with ground-floor retail	11 stories + 1 basement level	Demolish
<i>Subtotal for western parcel</i>	655,091			
1100 Van Ness Block 694 / Lot 10	39,240	Retail and restaurant	3 stories	Demolish
1062 Geary Block 694 / Lot 9A	6,960	Car repair	2 stories	Demolish
1054-1060 Geary Block 694 / Lot 9	6,240	Bar, 4 residential units above	2 stories	Demolish
1040-1052 Geary Block 694 / Lot 8	26,000	Clinic	3 stories	Demolish
1034-1036 Geary Block 694 / Lot 7	5,940	Six-unit residential hotel with manager's apartment	2 stories	Demolish
<i>Subtotal for eastern parcel</i>	84,380			
Total	739,471			

Source: California Pacific Medical Center

Proposed Cathedral Hill Hospital

The proposed hospital would be 20 stories and 331 feet tall (including central plant and mechanical floors) as measured from Van Ness Avenue, plus three underground floors. Because the lot slopes down toward Van Ness Avenue, the building height would be less (296 feet) when measured on Franklin Street. The deepest level in the proposed hospital would be about 43 feet below Van Ness Avenue. The total building would contain about 1,528,000 gsf, of which about 1,312,000 gsf would be used for medical and supporting uses, and about 216,000 gsf would be used for structured parking.

Levels 1 through 3 of the hospital would include two lobby areas, hospital-oriented retail, an education and conference center, a cafeteria, and support and administrative space. Inpatient beds and related services would be provided on Levels 4 through 17 of the hospital. The hospital central plant would occupy parts of Levels 18 through 20. The basement levels of the proposed building would include mechanical and electrical equipment, hospital support, diagnostics and treatment services, and underground parking.

Level 1 of the hospital would have a main pedestrian entrance on Van Ness at Geary and a secondary pedestrian entrance on Van Ness at Post. About 627 parking spaces would be provided

underground on five floors on the west side of the building and three floors on the east side of the building. Entry to the parking garage would be from Post Street with exit onto Geary Boulevard. In addition, drivers could access underground parking from Geary Boulevard by turning right onto a proposed one-way northbound drive-through. This drive-through would bisect the hospital building and connect Geary Boulevard to Post Street mid-block. Drivers could then descend to the parking floors or proceed to a non-emergency drop-off zone in the middle of the building to drop off their passengers.

The loading area would have four truck docks and two spaces for dumpsters, and would be accessed from Post Street. A five-vehicle ambulance bay and the emergency department would be accessed from Franklin Street. There would be a separate, off-street emergency drop-off from Franklin Street for emergency patients arriving by car.

Proposed Cathedral Hill Medical Office Building (MOB)

The proposed Cathedral Hill MOB would have nine stories plus a mezzanine level and a mechanical penthouse, reaching a height of about 134 feet (including the parapet wall that would screen the mechanical enclosure). The building also would have eight basement levels that would descend to a depth of 85 feet. The building would contain approximately 461,000 gsf (including about 239,000 gsf of building space and about 222,000 gsf of structured parking).

Level 1 of the Cathedral Hill MOB would have the main pedestrian entrance off Van Ness Avenue. About 439 parking spaces would be provided on the eight underground levels and on portions of two levels of the building. Drivers would access the parking by traveling westbound on Geary Street and turning right into the parking garage entrance. A loading dock with one space would be accessed by turning right from Cedar Street, which is one-way eastbound. Together the Cathedral Hill Hospital and MOB would increase building space on the two parcels by about 1,029,000 gsf and structured parking by about 220,000 gsf.

Van Ness Avenue Tunnel

A proposed tunnel underneath Van Ness Avenue would connect the MOB to the hospital, for use by patients and staff and for the movement of records and materials; it would be accessed through the buildings' elevator systems. The tunnel would be approximately 30 feet below grade at each end. The tunnel would be a 17-foot-diameter metal pipe with 18-inch-thick concrete walls inside, allowing for a 10-foot-wide and 10-foot-high walkway.

Pacific Campus

Existing Conditions

The Pacific Campus has 14 buildings with a total of approximately 1,117,000 gsf (including about 847,000 gsf of building space and about 270,000 gsf of structured parking), and a tunnel under Clay Street. The most prominent buildings on the Pacific Campus are the Pacific Hospital,

which provides diagnostics and treatment and inpatient care services; and 2351 Clay Street (Stanford Building), which provides outpatient care services. These two buildings are at and near the corner of Sacramento and Buchanan Streets. The 2351 Clay Street building is joined by an elevated pedestrian bridge to the adjacent 2100 Webster Street (Pacific Professional Building), a medical office building affiliated with (but not owned by) CPMC. Across Clay Street to the north are three buildings used for research and medical offices. Across Sacramento Street to the south are four occupied buildings, supporting residences, a mental health center, and a medical library; a fifth building was once used for retail but is now vacant. The other buildings on the campus include two medical office buildings and a parking garage, all west of Webster Street. The Assessor's Block and Lot information, gross square footage, and existing uses for the Pacific Campus are shown in Table 3.

Table 3: Existing Conditions at the Pacific Campus

Address and Assessor's Block/Lot	Building Size (GSF)	Uses	No. of Stories	Proposed Project Action
2333 Buchanan Block 628 / Lot 14, Block 613 / Lot 29	300,800	Hospital	9 stories	Renovate for ACC
2315 Buchanan Block 613 / Lot 2	0	Parking lot	Surface lot	Demolish
2300 California Block 636 / Lot 33	27,655	Medical office building	3 stories	Retain
2330 Clay (Stern Building) Block 613 / Lot 29	16,000	Research	3 stories	Demolish
2340-2360 Clay (Clay Annex) Block 613 / Lot 29	71,616	Medical office building	7 stories	Demolish
2351 Clay (Stanford Building) Block 628 / Lot 14	142,608	Outpatient treatment	7 stories	Demolish
2400 Clay Block 612 / Lot 8	15,015	Medical office building	3 stories	Retain
2405 Clay (Clay Street/ Webster Street Parking Garage) Block 629 / Lots 44 and 41	150,876	Parking garage, holds 411 cars	30 feet tall	Demolish
Clay Street Tunnel Block 613 / Lot 29	1,320	Tunnel under former Clay St. right-of-way connecting Stanford and Clay Annex medical office buildings	Below grade	Demolish

(continued)

Table 3 (continued)

Address and Assessor's Block/Lot	Building Size (GSF)	Uses	No. of Stories	Proposed Project Action
2315 Sacramento Block 637 / Lot 19	10,220	Apartment building (vacant)	3 stories	Retain
2323 Sacramento Block 637 / Lot 18	28,980	Mental Health Center	3 stories	Renovate for medical offices
2329 Sacramento Block 637 / Lot 17	16,950	Apartment building used by families of patients	4 stories	Retain
2395 Sacramento Block 637 / Lot 16	33,600	Library	3 stories	Retain
Library Garden Block 637 / Lot 15	0	Garden for library		Retain
2018 Webster Block 637 / Lot 14	5,300	Vacant retail space	3 stories	Retain
2100 Webster (Pacific Professional Building) Block 628 / Lot 13	232,554	Medical office building	5 stories	Retain
2200 Webster (Gerbode Research Building) Block 613 / Lot 29	63,840	Research	5 stories	Demolish
Total	1,117,334			

Source: California Pacific Medical Center

Proposed Changes at the Pacific Campus

With the proposed project, the Pacific Campus would have about 1,738,000 gsf of space, including about 971,000 gsf of building space and about 767,000 gsf of structured parking. By its planned buildout in 2024, the project would result in an increase in building space of about 124,000 gsf, plus an increase in structured parking of about 497,000 gsf (about 793 spaces). Overall, the types of uses present on the campus would undergo a shift from inpatient care, emergency services, and hospital administration, to outpatient care, diagnostics and treatment, and medical office uses.

About the same time as the conversion of 2333 Buchanan Street building from a hospital to an Ambulatory Care Center (ACC), CPMC would demolish 2340-2360 Clay Street (Annex Building Medical Office Building), 2200 Webster Street (Gerbode Research Building), 2351 Clay Street (Stanford Building, housing outpatient care and administration), and the Clay Street Tunnel. The proposed demolition of these five- to seven-story buildings and the tunnel would total about 279,000 gsf. The resulting vacant area would then be excavated to construct a two-level, 22-foot-deep, underground parking structure joining Webster and Sacramento Streets. This structure, the

Webster Street / Sacramento Street Underground Parking Garage, would provide about 381 parking spaces (about 152,000 gsf) and would be completed around the end of 2014. As a result of these changes, the new main entrance to the campus would be reoriented from Buchanan and Clay Streets to the east side of the Webster and Clay Street intersection. A drive-through connecting the intersection of Webster and Clay Streets to an exit on Sacramento Street would occupy a portion of the ground level of the underground garage. This drive-through would include off-street drop-off and parking access for the Pacific Campus.

CPMC then proposes to construct two new buildings to be occupied in mid-2017: the ACC Addition and the Webster Street Parking Garage (see Figure 3 on page 8). An 126-foot-tall, seven-story ACC Addition would be built above the proposed Webster Street / Sacramento Street Underground Parking Garage where 2351 Clay Street is currently located. The building would contain approximately 208,000 gsf. The proposed Webster Street Parking Garage would be constructed on the northern portion of the proposed underground parking garage, at the 2200 Webster Street and 2340-2360 Clay Street sites. The 11-story structure would be about 112 feet tall and contain about 795 parking spaces (about 278,000 gsf). The proposed underground parking garage, ACC Addition, and Webster Street Parking Garage would contain approximately 638,000 gsf and would result in an increase in building size and height in this part of the Pacific Campus (and in particular, north of Clay Street).

Starting in 2015, the building at 2330 Clay Street (the Stern Building, containing approximately 16,000 gsf) and the adjacent parking lot fronting Buchanan Street would be demolished, and the Buchanan Street Research Building would be constructed. The proposed four-story (plus mechanical floor) building would be about 89 feet tall (about 38 feet taller than the existing building). The building would contain approximately 168,000 gsf (including about 98,000 gsf of building space and about 70,000 gsf of structured parking). The building would have medical research and support space and parking for 93 cars. Entry to the parking garage would be from Buchanan Street. The building is proposed for occupancy in 2017.

After 2020, the existing Clay Street / Webster Street Parking Garage at 2405 Clay Street (a 30-foot-tall building with 411 spaces and approximately 151,000 gsf) would be demolished, and replaced by a new four-story medical office building, which would have five below-ground parking levels containing 360 spaces. The building would be about 72 feet in height (including rooftop mechanical equipment) and would contain medical offices. The building would contain approximately 259,000 gsf (including about 115,000 gsf of building space and about 144,000 gsf of structured parking). Construction would begin in about 2022 and the building is planned to be completed in late 2024.

California Campus

Existing Conditions

The California Campus has nine buildings with a total of approximately 1,012,000 gsf (including about 894,000 gsf of building space and about 118,000 gsf of structured parking) and 453 structured parking spaces. The most prominent building on the California Campus is the 3700 California Street hospital, which provides diagnostics and treatment, inpatient care, and outpatient care services. Across Maple Street are 3698 California Street (the former Marshall Hale Hospital) and 3773 Sacramento Street, a 36-space parking garage attached to 3698 California Street. The 3698 California Street facility provides skilled nursing care, diagnostics and treatment services, and Alzheimer's residential care. West of Cherry Street are six campus buildings, supporting outpatient/research, structured parking, medical office, office, and residential uses. The Assessor's Block and Lot information, gross square footage, and existing uses for the California Campus are shown in Table 4.

Table 4: Existing Conditions at the California Campus

Address and Assessor's Block/Lot	Building Size (GSF)	Uses	No. of Stories	Proposed Project Action
3700 California Block 1016 / Lots 2, 3, 4, 5, 6, 7, 8, & 9	360,157	Hospital	6 stories	Renovate for skilled nursing and administration
3698 California Block 1017 / Lots 28 & 27	167,079	Breast Cancer Center, skilled nursing facility	4 stories	Demolish
3773 Sacramento Block 1017 / Lot 28	30,000	Parking garage with 36 spaces	Below grade with private garden above	Demolish
3801 Sacramento Block 1016 / Lots 1 & 2	69,110	Outpatient / Research	7 stories + 2 below ground	Renovate for medical offices
460 Cherry Block 1015 / Lot 53	88,400	Parking garage with 290 spaces	6 stories	Retain
3838 California Block 1015 / Lot 54	258,830	Medical office building	9 stories plus 3 basement floors	Retain
3848/3850 California Block 1015 / Lot 16	4,890	Office	3 stories	Retain
3905 Sacramento Block 1015 / Lot 52	25,600	Medical office building	3 stories	Retain
3901 Sacramento Block 1015 / Lot 1	8,300	Residential	4 stories	Retain
Total	1,012,366			

Source: California Pacific Medical Center

Proposed Changes at the California Campus

With the proposed project, the California Campus would have about 1,231,000 gsf of space, including about 1,070,000 gsf of building space and about 161,000 gsf of structured parking. By its planned buildout in 2017, the project would result in an increase in building space of about 176,000 gsf (primarily assisted living), plus an increase in structured parking of about 43,000 gsf (about 158 spaces). Overall, the types of uses present on the campus would undergo a shift from inpatient, outpatient, and diagnostics and treatment to office, medical office, and residential (assisted living) uses.

When the proposed Cathedral Hill Hospital opens in 2012, the inpatient functions in the 3700 California Street Hospital would be transferred there, and 3700 California Street would be renovated for other uses. In 2013, the Alzheimer's residential care unit and the skilled nursing facility would be transferred from the Marshall Hale building at 3698 California Street to 3700 California Street. In 2015, the central and eastern wings of 3700 California Street would be renovated as office space and the California Campus would become the administrative center for CPMC, providing space for offices that are now located in satellite facilities throughout San Francisco. The 3700 California Street Building would continue to provide diagnostic and treatment services, but the amount of space devoted to those services would be reduced by about 85 percent. The overall building size, height, and number of stories would not be changed.

After renovation of 3700 California Street and transfer of existing uses from 3698 California Street, 3698 California and the 3773 Sacramento Street Garage are proposed to be demolished in about 2015. (The four-story [60-foot-tall] building and the garage contain approximately 197,000 gsf.) In their place, CPMC would construct an 80-foot-tall, residential (assisted living) facility with six floors above ground and a basement level. The proposed building would have an estimated 201 units and about 201 spaces of associated parking. The building would contain approximately 415,000 gsf (including about 342,000 gsf of building space and about 73,000 gsf of structured parking). Construction is planned for 2015 with completion by the end of 2017.

In 2016, while the construction of the proposed Maple Street / California Street Residential Building is under way, the building at 3801 Sacramento Street would be renovated as a medical office building. The overall building size, height, and number of stories would not be changed.

Davies Campus

Existing Conditions

The Davies Campus has four buildings with a total of approximately 500,000 gsf (including about 387,000 gsf of building space and about 113,000 gsf of structured parking) and 290 structured

parking spaces.⁷ The North Tower of the hospital is primarily used for inpatient care, diagnostic and treatment space, education and conference space, and support. It also has an emergency department. A seismic retrofit of the North Tower, currently in process, will bring the building into compliance with the State seismic regulations by 2008. The South Tower is primarily used for skilled nursing, outpatient care, and diagnostic and treatment services. The 45 Castro Street medical office building provides offices for about 40 doctors. The Assessor's Block and Lot information, gross square footage, and existing uses for the Davies Campus are shown in Table 5.

Table 5: Existing Conditions at the Davies Campus

Address and Assessor's Block/Lot	Building Size (GSF)	Uses	No. of Stories	Proposed Project Action
Davies Hospital – North Tower Block 3539 / Lot 001	187,808	Hospital	5 stories above ground plus 4 below	Retain
Davies Hospital – South Tower Block 3539 / Lot 001	136,666	Hospital	3 stories above ground plus 2 below	Retain
45 Castro Street Block 3539 / Lot 001	62,934	Medical office building	4 stories above ground plus 1 below	Retain
Castro Street and 14 th Street Parking Garage Block 3539 / Lot 001	112,608	Parking garage with 290 spaces	3 stories	Demolish
Total	500,016			
<i>Notes:</i> GSF = gross square feet				

Source: California Pacific Medical Center

Proposed Changes at the Davies Campus

In the long term, the Castro Street / 14th Street Parking Garage (a three-story structure with approximately 113,000 gsf) would be demolished and a new medical office building with subsurface parking would be constructed in its place. The building would be approximately 35 feet tall. The Castro Street / 14th Street MOB would contain about 264,900 gsf (including about 80,900 gsf of building space and about 184,000 gsf of structured parking) in three above-

⁷ As described in an earlier application for environmental review filed June 24, 2004 (Case No. 2004.0603E, ongoing), CPMC proposes to construct a new medical office building, the Noe Street Medical Office Building (Noe Street MOB), to accommodate and expand the Neuroscience Department at the Davies Campus. The Noe Street MOB is considered necessary for this purpose, and it is, therefore, not part of the proposed project that is the subject of this NOP. The Neuroscience Department, including neuroscience / neurosurgery, microsurgery, and acute rehabilitation, is being consolidated at the Davies Campus. A building for this site was analyzed in an EIR published in 1991 (Case No. 87.847E) and approved. The approximately 50,000-gsf Noe Street MOB would have four stories above ground and no additional parking. The existing square footage cited in the text above does not include the Noe Street MOB, but reflects the seismic retrofit project under way.

ground floors and four below-ground parking floors, which would provide about 490 parking spaces. Construction would start in 2022 and the building would open in 2024. To provide for temporary parking prior to demolishing the Castro Street / 14th Street Parking Garage, CPMC would construct a two-story parking structure (with 238 spaces on three parking levels) at the corner of 14th and Noe Streets. With these changes and the ongoing seismic retrofit and development projects, the Davies Campus would have a total of about 702,000 gsf of space, including about 518,000 gsf of building space and about 184,000 gsf of structured parking. The project would result in an increase in building space of about 81,000 gsf, plus an increase in structured parking of about 71,000 gsf (about 200 spaces).

Approvals Required

The Cathedral Hill Campus site is within the boundaries of the Western Addition A-2 Redevelopment Project Area, adopted in 1966 by the San Francisco Redevelopment Agency (SFRA). The land use and building controls in the existing Redevelopment Plan are applicable to the Cathedral Hill Hospital site until SFRA control “sunsets” in 2009.

The required approvals for the project include (but are not limited to) the following. The approvals would follow certification of the EIR.

Cathedral Hill Campus

- Amendments to the Western Addition A-2 Redevelopment Plan for the hospital block, to change the land use district, the height and bulk district, and to modify building bulk, FAR, rear yard, and usable open space requirements;
- Amendment of the Van Ness Avenue Area Plan and Urban Design Element of the General Plan to allow buildings containing hospital use to exceed 130 feet in height at the site;
- Zoning Map change / Height and Bulk Map change / Text Amendment of the Planning Code to create a Special Use District for the proposed campus (consistent with the Redevelopment Plan Amendment) and to provide land use controls effective after the 2009 “sunset” of SFRA control;
- Conditional Use authorization for the medical office building;
- Authorization for the medical office building office space - Annual Office Limit (Planning Code Section 321);
- Compliance with Chapter 41 of the Administrative Code, the City’s residential hotel ordinance, to demolish the residential hotel; and
- Encroachment permit, agreement with Caltrans, and approval by the Board of Supervisors for the proposed tunnel under Van Ness Avenue.

Pacific Campus

- Amendment of the existing Planned Unit Development Conditional Use authorization for the campus, to allow demolition, construction, and renovation/conversion as proposed; approval of buildings over 40 feet in height; exceptions from bulk limits, FAR, rear yard, open space, and off-street parking requirements;

- Planning Code Amendment to permit an Ambulatory Care Center at the site, in a residential zoning district;
- Authorization of office space - Annual Office Limit (Planning Code Section 321); and
- San Francisco Health Commission recommendation for Hospital closure under Proposition Q, the Community Health Care Planning Ordinance.

California Campus

- Amendment of the existing Planned Unit Development Conditional Use authorization for the campus, to allow demolition of 3698 California and 3773 Sacramento, and redevelopment of the site for residential purposes; the renovation and conversion of 3700 California Street and 3801 Sacramento Street; exceptions to allow modification of the FAR and rear yard requirements, and relocation of extended care and Alzheimer's Unit;
- Authorization for the medical office building offices under the Annual Office Limit; and
- San Francisco Health Commission recommendation for Hospital closure under Proposition Q.

Davies Campus

- Amendment of the existing Planned Unit Development Conditional Use authorization for the campus, to allow a new medical office building and exceptions to the rear yard and FAR requirements; and
- Project Authorization for the medical office building office space under the Annual Office Limit.

POTENTIAL ENVIRONMENTAL ISSUES

The proposed project could result in potentially significant environmental effects. The EIR will examine those effects, identify mitigation measures, and analyze whether proposed mitigation measures would reduce any significant environmental effects to a less than significant level as defined by CEQA. As noted in the Overview, the EIR will be both a Project EIR for the near-term and mid-term projects in the Seismic Compliance, Hospital Replacement, and Campus Renovation Program, and a Program EIR for the long-term projects in the CPMC Program. The EIR will provide project-level analysis for the proposed development at the Cathedral Hill and California campuses, and for all of the development at the Pacific Campus except the Clay Street / Webster Street MOB. That building and the medical office building above parking at the Davies Campus proposed in the 2022-2025 timeframe will be addressed at a program level.

The EIR will also identify and evaluate alternatives to the CPMC Program. It will analyze a No Project alternative, as well as a three-campus program that would continue and increase hospital uses at the California Campus and not involve development at Cathedral Hill. Another alternative(s) may be developed and addressed, based on the EIR analysis and the potential for those alternatives to reduce or avoid the impacts of the CPMC Program found to be significant, while meeting most of the basic project objectives.

The following environmental issues will be addressed in the EIR:

Land Use

The project would result in changes in the type and intensity of land uses on each campus. The site of the Cathedral Hill Campus would be converted from hotel, office, retail, medical clinic, parking, residential hotel, and residential uses to a proposed hospital and medical office building. The Cathedral Hill Hospital and MOB would represent the greatest change of use due to the CPMC Program. The existing three campuses would remain in medical, institutional, and associated/supporting uses; the types of uses present would shift and the intensity of use would change. The Land Use section of the EIR will document existing land uses on and near each campus. The analysis will evaluate the proposed change in the type and intensity of land use for each campus and the environmental impacts of the proposed changes in land use, and identify potential land use-related conflicts, if any. Thus, the EIR will address land use compatibility and the project's effects on nearby neighborhoods and the existing character of the vicinity of each campus.

Employment, Population and Housing

Development at the campuses could contribute to the growth and concentration of area-wide population. The proposed Cathedral Hill Campus would displace some businesses and residences. The EIR will describe existing conditions related to employment, population, housing, and business activity at each campus, and estimate the changes the proposed project would produce. The EIR will describe the services offered at each campus, and the existing and forecast number of employees, patients, and visitors by campus. The net new housing demand from new employees at each campus will be estimated. Demographic data describing population and households, and information regarding the relationship between jobs and housing in San Francisco also will be discussed. Because the overall project could reasonably be seen as having a citywide effect on jobs or housing demand, the EIR also will contain a combined discussion of the four campuses in total.

Visual Quality and Urban Design

The project would involve the demolition of some existing buildings and the construction of buildings with hospital, ambulatory care, clinic, medical office, residential, and parking uses in their place. Changes in the visual environment could occur from the development of taller and larger buildings than are present currently, from demolition of existing buildings, from changes in architectural character, from changes in landscaping, and from the creation of new light or glare. The EIR will describe urban design features of existing structures, visual character, important visual features, and views from public areas on each campus and in the vicinity of each campus. The analysis will address changes in visual character arising from the proposed construction of new buildings with respect to their height and bulk, and their relationship to the scale of existing development on each campus and in the vicinity. Photomontages or other simulations will be

used to illustrate these potential visual impacts of the project. The analysis also will discuss potential impacts on public views including any scenic areas and potential impacts related to light and glare. Private views of each campus from the adjacent neighborhoods and buildings most affected will be discussed. The analysis will also include discussion of the project and present applicable urban design plans and policies for each campus area.

Wind

The proposed hospital and medical office building at the Cathedral Hill Campus would be 331 feet tall and 134 feet tall, respectively, up to 155 feet taller than the existing buildings at the proposed campus site, and taller than surrounding structures. Proposed construction would result in some changes in building configurations and massing at the Pacific, California, and Davies campuses. The EIR will identify probable impacts of the project buildings on pedestrian-level winds through technical analysis. A wind tunnel test will be conducted for the Cathedral Hill Campus.

Shadow

There are Recreation and Park Department properties in the vicinity of the CPMC campuses (such as Lafayette Park near the Cathedral Hill and Pacific Campuses, Tenderloin Park(s) east of the new Cathedral Hill Campus, Alta Plaza near the Pacific Campus, and Duboce Park near the Davies Campus). The EIR will analyze potential new shadow on Recreation and Park spaces, and other public parks, if any. The EIR will consider new shadow on sidewalks near the Cathedral Hill campus. The EIR will identify public and publicly accessible private open space that may be affected by new project shadow.

Archeological Resources

At each campus, the project would include the demolition of existing buildings and removal of paved areas and landscaping, and construction of new structures in their place. The area and depth of excavation would vary by campus. Estimated depths of excavation would be up to 86 feet at the Cathedral Hill Campus; up to 50 feet at the Pacific Campus; up to 12 feet at the California Campus; and up to 43 feet at the Davies Campus. Where the proposed excavation encounters soils that have not been previously disturbed, there is the potential to disturb archaeological resources.

An Archaeological Research Design/Treatment plan will be prepared for each campus to identify the prehistoric/historical context of the project site, to identify and evaluate archaeological properties that may be present, to assess potential project effects to identified archaeological properties, and to identify the appropriate preservation treatment of identified properties.

Historical Architectural Resources

One building on the Pacific Campus, the Health Sciences Library at 2395 Sacramento Street, is designated as Landmark 115 under Article 10 of the Planning Code; this building would be retained as part of the project. The five properties on the proposed medical office building site at the Cathedral Hill campus are rated in the Van Ness Avenue Area Plan and by the Foundation for San Francisco's Architectural Heritage; the buildings on these properties would be demolished. The Cathedral Hill site is located near several architecturally significant buildings on both sides of Van Ness Avenue. There also is an architecturally significant structure across Geary from the proposed hospital site. Four buildings on the Pacific Campus and one building on the California Campus (the Marshall Hale building) are more than 50 years old and would be demolished as part of the project. In addition, the Pacific Campus is adjacent to the Webster Street Historic District, designated under Article 10 of the Planning Code. The 3700 California Street Hospital, portions of which are also more than 50 years old, would be retained and renovated.

The EIR will identify existing historical resources on each campus, per the City's *CEQA Review Procedures for Historic Resources*, and will identify potential historic resources in the vicinity of each campus. The EIR will analyze the direct physical impacts from alteration or demolition of any identified historic architectural resources. There are potential significant resources on and/or near all of the campuses. Visual impacts of the project in the context of each campus and vicinity, including historic architectural resources, will be discussed in the Urban Design and Visual Quality section of the EIR.

Biology

All four CMPC campuses are developed urban areas with a long history of human occupation. Therefore, it is unlikely that any sensitive species would occur on any project site. However, the EIR will use existing information and field work and discuss the effect of the project on the biological resources present at each campus, including flora and fauna. Removal of mature trees will be described. Proposed tree removal will be considered relative to the new San Francisco Tree Ordinance if applicable.

Geology/Topography

The purpose of development and consolidation of hospital functions at the Cathedral Hill Campus is, in part, to comply with California law governing seismic safety for hospitals. The new campus hospital is proposed to have base-isolation structural system construction; base-isolation is specifically designed to reduce seismic impacts. Proposed construction would proceed on the basis of site-specific geotechnical studies including applicable geotechnical and structural engineering standards. Existing geologic, seismic, and soils hazards on each campus will be described and analyzed in relation to the known soils, geologic, and seismic characteristics of the San Francisco Bay Area. Project-specific geotechnical information and recommendations will also be included.

Water Quality

In general, the project would result in the introduction of hospital and medical office uses at the Cathedral Hill Campus and changes in activity at the existing campuses. Potential hydrology and water quality issues include an increase in wastewater flows, with potential impacts to the City's combined sewer system; changes in the chemical composition of wastewater flows from the increase in medical services; and the potential for spills of hazardous materials that could enter the combined sewer system or groundwater. Management of stormwater runoff will be assessed, though there is likely to be little or no increase in such runoff because the campuses are currently developed. (The existing campuses are all landscaped.) The EIR will identify the potential change in wastewater and stormwater flows and assess the resulting effect on the City's combined sewer and stormwater disposal system, including the potential for increased overflows. The EIR also will discuss the potential for an increase in the contaminant load carried by flows from the project to the City's combined sewer and stormwater disposal system. The possible impacts of operational spills and special hazards posed by hospital wastewater discharges also will be discussed.

Hazards

Operation of the proposed hospital and medical office building at the Cathedral Hill Campus would result in an increase in hazardous materials use, transport, and disposal at that location. The Cathedral Hill Hospital would introduce certain types of hazardous materials specific to hospitals. At the Pacific Campus, hazardous materials use would change, as the current inpatient hospital functions would be relocated to the Cathedral Hill Campus, and other functions (such as outpatient care) would increase. At the California Campus, hazardous materials use would decrease, as the current inpatient hospital functions would be relocated to the Cathedral Hill Campus and be replaced primarily by administrative and residential uses. At the Davies Campus, hospital uses would not be affected by the proposed project, and the only hazardous materials issues would be those related to an increase in medical offices.

The EIR will assess potential environmental and public health and safety impacts related to the storage, handling and disposal of hazardous (including radioactive and biohazardous) materials and waste and sharps (such as hypodermic needles) used in clinical and research activities. For the Cathedral Hill, Pacific, and California campuses, the EIR will identify the types and quantities of hazardous materials and wastes that could be anticipated and applicable regulations and protocols for handling, storage, and disposal. The discussion for the Davies Campus will be limited to the types of hazards typically resulting from medical office uses. Potential hazards that are commonly associated with health care and medical research facilities will be described, and the potential impacts of use of electromagnetic equipment and shielding will be discussed. The information will be presented in the context of regulatory requirements, industry standards, current and anticipated future hazardous materials use, waste generation, and management procedures, and CPMC incident and compliance records.

Transportation

Development of the proposed Cathedral Hill Campus and renovations, demolition and construction at the three existing campuses would result in changes in traffic volumes and traffic patterns. Ridership on public transit, including Muni, Golden Gate Transit, and other regional transit operators, could also increase. There could be increased pedestrian and bicycle activity at and near each campus, as well as the potential for conflicts between pedestrians, bicycles, and vehicles.

Two proposed Bus Rapid Transit (BRT) lines (Geary and Van Ness), along with a new transit center at Geary and Van Ness, would adjoin the Cathedral Hill campus. The proposed BRT lines and transit center could have impacts in the vicinity of the Cathedral Hill Campus, and the proposed Cathedral Hill Campus could affect BRT operations, and this interaction will be evaluated.

Development of the proposed Cathedral Hill Campus would result in changes in the demand for parking on site, both in terms of the amount of parking demand and the patterns of parking use. At the three existing campuses, the proposed changes in land uses would result in changes in the demand for parking by employees, patients, and visitors. The number of parking spaces provided on the Cathedral Hill Campus would increase over the number of public parking spaces that currently exist at the site from about 405 existing spaces to about 1,066 proposed spaces. At the other campuses, the proposed parking supply would also increase. Planning Code required parking and parking demand in relation to proposed parking will be discussed.

CPMC has transportation demand management (TDM) measures in place at its existing facilities, and is in the process of developing additional programs. TDM measures at the Cathedral Hill Campus and existing campuses will be discussed in the EIR.

In a transportation report for the project, the travel demand associated with each campus will be estimated by using population (patients, doctors, staff, visitors), beds, square footage and other relevant information provided by CPMC (in consultation with the EIR preparer) or collected specifically for this study. The estimates will be based on assumptions for each campus. The trips generated by the uses to be demolished will be estimated and subtracted from the total to obtain the net increase in traffic volumes resulting from the project.

Traffic impacts will be analyzed during the AM and PM peak periods at the Cathedral Hill Campus, and during the PM peak period at the other campuses. For all campuses, traffic impacts will be analyzed for 2030, which coincides with the horizon year to be used in the San Francisco travel demand forecasting model developed by the San Francisco County Transportation Authority (SFCTA). For the Cathedral Hill, Pacific, and California campuses, traffic impacts also will be analyzed for a “project year” that reflects full operation of the proposed near- and mid-term facilities at that campus. In addition, impacts at the Cathedral Hill and Pacific campuses will be analyzed for an interim year when major construction is taking place. The

intersections included in the analysis are shown in Table 6. For the Cathedral Hill Campus, the EIR also will include arterial analyses during the AM and PM peak periods for Van Ness Avenue and Franklin Street, between O'Farrell and Pine Streets, and Geary Boulevard and O'Farrell Street, between Gough and Polk Streets.

Table 6: Intersections Proposed for Traffic Analysis, by CPMC Campus

Cathedral Hill Campus (Morning [7:00 to 9:00 AM] and evening [4:00 to 6:00 PM] peak periods)	Pacific Campus (Evening [4:00 to 6:00 PM] peak period only)	California Campus (Evening [4:00 to 6:00 PM] peak period only)	Davies Campus (Evening [4:00 to 6:00 PM] peak period only)
Gough / Geary	Fillmore / California	Arguello / California	Divisadero / Haight
Gough / Post	Fillmore/ Sacramento	Arguello / Geary	Castro / Duboce
Gough / Sutter	Fillmore / Clay	Palm / California	Castro / 14th
Franklin / O'Farrell	Fillmore/ Washington	Cherry / Sacramento	Castro / Market / 17th
Franklin / Geary	Webster / California	Jordan/ Cherry / California	Scott / Duboce
Franklin / Post	Webster/ Sacramento	Commonwealth/ California	Noe / Duboce
Franklin / Sutter	Webster / Clay	Parker / Maple / California	Noe / 14th
Franklin / Bush	Webster/ Washington	Maple / Sacramento	Sanchez / Duboce
Franklin / Pine	Buchanan/ California	Spruce / California	Fillmore / Duboce
Van Ness / Market	Buchanan/ Sacramento	Spruce / Sacramento	Church / Duboce
Van Ness / Fell	Buchanan / Clay	Locust / California	Church / Market / 14th
Van Ness / Hayes	Buchanan/ Washington	Locust / Sacramento	Octavia / Market / U.S. 101
Van Ness / O'Farrell	Laguna / California		
Van Ness / Geary	Laguna / Sacramento		
Van Ness / Cedar	Laguna / Washington		
Van Ness / Post			
Van Ness / Sutter			
Van Ness / Bush			
Van Ness / Pine			
Van Ness / Broadway			
Polk / O'Farrell			
Polk / Geary			
Polk / Cedar			
Polk / Post			
Polk / Sutter			
Eighth / Market			
Octavia / Market / U.S. 101			

The EIR will include a quantitative assessment of the project-related impacts on the Muni corridors at the maximum load point and for the closest point where information is available. The EIR also will include a quantitative assessment of the impacts of the Cathedral Hill Campus on the proposed BRT lines on Van Ness Avenue and Geary. (The impact assessment of the proposed BRT on traffic, transit, pedestrian and bicycle operations is part of a separate environmental review being conducted by the San Francisco County Transportation Authority. The CPMC EIR will include a discussion of the impact of the BRT in the vicinity of the

Cathedral Hill Campus.) The EIR will provide a qualitative assessment of the project-related impacts for existing and future Muni route and bus stop operations in the vicinity of each campus. An analysis of pedestrian conditions will be included for the Pacific, California, and Davies campuses; a quantitative analysis will be performed for all four crosswalks at the following seven study intersections near the Cathedral Hill Hospital site: Franklin / Geary, Franklin / Post, Van Ness / O'Farrell, Van Ness / Geary Blvd., Van Ness / Cedar, Van Ness / Post, and Van Ness / Sutter (pedestrian counts will be taken for the midday and evening peak periods).

Existing bicycle travel in the vicinity of each campus will be quantified. Pedestrian and bicycle circulation safety issues and potential right-of-way conflict issues will also be identified, as will the potential for merging or queuing effects of the underground parking garages and drop-off driveway at the Cathedral Hill Campus. For each campus, the off-street loading supply will be compared to the estimated loading demand.

The EIR will document the existing on-street parking supply and occupancy near each campus. The on-site parking supply for each campus will be documented, including number and location of bicycle, carpool and disabled parking spaces. The parking demand and parking surplus/shortfall associated with each project scenario, and potential impacts on on-street parking conditions, will be identified. Other issues to be addressed include the potential impacts of driveway access to garages on city arterials and transit lines, and passenger loading and unloading activities at the campuses.

In summary, the EIR transportation analysis will follow the Planning Department *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002, with adjustments and additions to address transportation characteristics of hospitals and this project.

Air Quality

Development of the proposed Cathedral Hill Campus and renovations and construction at the three existing campuses would result in changes in traffic volumes and traffic patterns. Increased traffic would generate additional air pollutant emissions on a regional scale. Increased traffic and idling could lead to local "hot spots" with higher concentrations of carbon monoxide. The proposed new uses at the campuses could generate emissions from stationary sources such as boilers and emergency generators. The proposed hospital, research, and other medical uses could be potential sources of air toxics.

In accordance with Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, the EIR will evaluate operational emissions of criteria air pollutants based on project-related changes in motor vehicle traffic and the introduction of new stationary sources. Where buildings and systems would be upgraded, any lessened emissions will be identified. Project emissions will be compared to BAAQMD significance thresholds for regional impacts. The EIR also will include an analysis of carbon monoxide concentrations at the most congested intersections at and near each campus and consider the sensitive receptors in the area. Potential air toxics emissions

will be discussed at a qualitative level unless a particular source merits a more detailed analysis. The air toxics analysis will focus on the proposed Cathedral Hill Hospital and Buchanan Street Research Building; more general discussions will be included for uses such as medical offices. In summary, the air quality analysis will be conducted in accordance with the BAAQMD Guidelines.

Noise

Sensitive receptors on and near each campus, such as hospital patients, residences, and schools will be identified. Site reconnaissance, short-term noise measurements, and standard references will be used to quantify the existing noise environment. The EIR will consider impacts from increased vehicle traffic and new stationary noise sources, such as building ventilation equipment. The noise analysis also will consider emergency vehicle noise from ambulances approaching the proposed Cathedral Hill Hospital.

Energy

At buildout, the project would result in a substantial increase in building square footage at all four campuses. The new and renovated buildings would employ current energy conservation measures, and several older, less energy-efficient buildings would be demolished, so that the project would probably be more energy efficient. The EIR will estimate the net change in electricity use and natural gas consumption from the proposed project at each campus, and will assess whether anticipated increases in energy use would be large or wasteful.

Community Services and Utilities

The introduction of hospital and medical office uses at the proposed Cathedral Hill Campus and the change in activity at the existing campuses could increase the demand for public services. Some of the increase might be offset by the elimination of existing land uses on parcels that would be redeveloped. The EIR will evaluate impacts regarding police, fire/emergency medical services, parks and recreation, solid waste, and water supply and availability. Effects on schools will not be evaluated because the project would not result in a direct increase in the number of school-age children. Overall population effects will be discussed in the EIR, as discussed above. Effects related to wastewater will be described in the Water Quality section.

Construction Activities

Due to the lengthy construction periods at the Cathedral Hill and Pacific campuses, all construction topics will be treated in a construction impacts section for each campus (rather than evaluated in the transportation, air quality, noise, and other topic section discussions). For each campus, the EIR will describe the proposed sequencing of construction, construction stages, types of equipment, haul routes, size of workforce and variation over time, construction staging areas, worker transit and parking, protection measures for the public (fencing, temporary sidewalks and

crossings), lane and sidewalk closures and durations, bus stop relocations, and other relevant information. The EIR will address potential impacts during construction related to hazards; water quality and dewatering; transportation; air quality; noise / vibration; and light and glare.

